067.A	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,800 / 653,800
					USE VALUE:	653,800 / 653,800
					ASSESSED:	653,800 / 653,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALEY TIMOTHY H & CINDY
Owner 2:	
Owner 3:	
Street 1:	22 KENNY LANE
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	MC DONNELL THOMAS J -
Owner 2:	MC DONNELL MARGARET M -
Street 1:	39 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,426 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6426.000	224,900		428,900	653,800
Total Card	0.148	224,900		428,900	653,800
Total Parcel	0.148	224,900		428,900	653,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 628.65 | /Parcel: 628.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 128999

GIS Ref

GIS Ref

Insp Date 10/16/18

!5829!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,900	0	6,426.	428,900	653,800	653,800	Year End Roll	12/18/2019
2019	101	FV	196,100	0	6,426.	398,300	594,400	594,400	Year End Roll	1/3/2019
2018	101	FV	196,100	0	6,426.	398,300	594,400	594,400	Year End Roll	12/20/2017
2017	101	FV	196,100	0	6,426.	349,300	545,400	545,400	Year End Roll	1/3/2017
2016	101	FV	196,100	0	6,426.	318,600	514,700	514,700	Year End	1/4/2016
2015	101	FV	191,400	0	6,426.	281,900	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	191,400	0	6,426.	266,600	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	191,400	0	6,426.	253,700	445,100	445,100		12/13/2012

PRINT

Date	Time
12/10/20	20:39:59

LAST REV

Date	Time
08/12/19	10:26:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5829

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONNELL THOM	64801-346		1/16/2015	Convenience	1	No	No		
MCDONNELL THOMA	29563-560		12/22/1998	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	128999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	598	Siding	13,400					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
6/24/2014	External Ins	PC	PHIL C
12/17/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6426		Sq. Ft.	Site		0	70.	0.95	12									428,948						428,900	

Total AC/HA: 0.14752 | Total SF/SM: 6426 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,948 | Spl Credit | Total: 428,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEGIE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99683028
Adj $ / SQ:	168.215
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	276270
Depreciation:	51386
Depreciated Total:	224884

COMMENTS

SCUTTLE HOLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

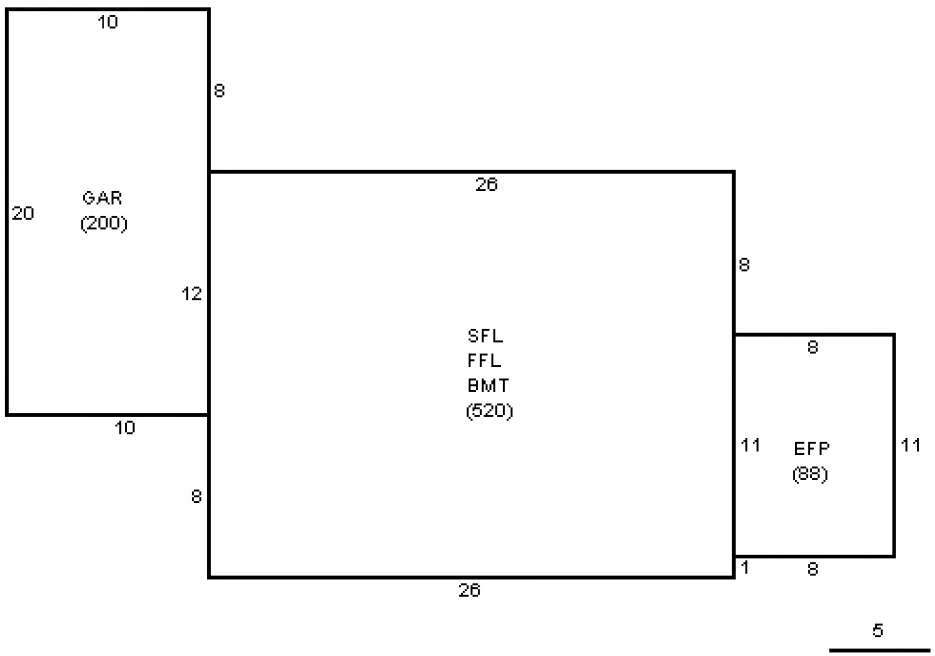
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.22
Special Features:	0	Val/Su Net:	121.70
Final Total:	224900	Val/Su SzAd	216.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	520	50.460	26,242
FFL	First Floor	520	168.220	87,472
SFL	Second Floor	520	168.220	87,472
GAR	Garage	200	27.410	5,483
EFP	Enclos Porch	88	57.980	5,102

Net Sketched Area:	1,848	Total:	211,771
Size Ad	1040	Gross Are	1848	FinArea	1040
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	